



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a two lot subdivision, located at approximately 4186 N 3175 W, Ogden, UT, 84404, in the A-1 zone.

Agenda Date: Wednesday, November 21, 2018

Applicant: Kevin Schildhauer

File Number: LVS092818

Property Information

Approximate Address: 4186 N 3175 W, Ogden, UT, 84404

Project Area: 2.58 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Vacant

Proposed Land Use: Vacant/Residential

Parcel ID: 19-010-0086

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Vacant/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
 801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 15 (Agricultural A-1 Zone)
- Weber County Land Use Code Title 106, Subdivisions, Chapter 1-8 as applicable
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 Access to a lot/parcel using a private right-of-way or access easement

Background

6/28/2018: Administrative approval granted for an alternative access (File # AAE 2018-04) for a future two lot subdivision. The Planning Division is recommending approval of the request for Schildhauer Subdivision, a two lot subdivision, with a private access easement (previously approved June 28, 2018). The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4186 N 3175 W and is 2.58 acres. The proposed subdivision and lot configuration meets all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The General Plan for Western Weber is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Western Weber General Plan.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-1 zone. The purpose and intent of the A-1 zone is identified in the LUC §104-5-1 as:

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

The application has been forwarded to the applicable review agencies and based on the limited criteria and conditions that govern alternative access application and after a thorough review of the applicant’s proposal, staff feels that the applicant has provided adequate evidence to show that it is unfeasible or impractical to extend a street to serve such parcel due to

topographic, or property boundary conditions. This determination is based on the review and analysis of the information provided by the applicant.

Prior to any further development considerations on this site, the applicant will have to provide a complete application that adheres to all Federal, State and County ordinances.

Review Agencies: To date, the proposed subdivision has been approved by the Weber County Engineer, Weber-Morgan Health Department, Weber County Surveyor, as well as the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax Clearance: The 2017 property taxes have been paid in full. The 2018 taxes are will be due in full November 30, 2018.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendation

Staff recommends approval of the Schildhauer Subdivision, a two lot subdivision, consisting of 2.58 acres. This recommendation is subject to all review agency requirements, and based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of an alternative access as the primary access for parcel # 23-007-0003 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, November 21, 2018



Rick Grover
Weber County Principal Planner

Exhibits

- A. Map of Location
- B. Application and Narrative
- C. Proposed Plat

Exhibit A-Location map



Exhibit B-Application & Narrative

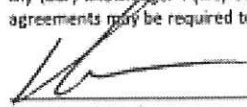
Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd, Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>Schildhauer Subdivision</i>			Number of Lots <i>2</i>
Approximate Address <i>4186 N 3175W OGDEN UT 84401</i>		Land Serial Number(s) <i>190100086</i>	
Current Zoning <i>A1</i>	Total Acreage <i>2.58</i>		
Culinary Water Provider <i>Bona Vista</i>		Secondary Water Provider	Wastewater Treatment <i>Septic</i>
Property Owner Contact Information			
Name of Property Owner(s) <i>Kevin Schildhauer</i>		Mailing Address of Property Owner(s)	
Phone <i>208-286-8974</i>	Fax		
Email Address <i>K.Schildhauer@yahoo.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Klint Whitney / Guardener Engineering</i>		Mailing Address of Surveyor/Engineer <i>5150 S. 375 E Washington Terrace UT 84405</i>	
Phone <i>801-476-0202</i>	Fax		
Email Address <i>Klint@gecivil.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
<p>I (We), <u><i>Kevin Schildhauer</i></u>, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this _____ day of _____, 20____			
			_____ (Notary)

Exhibit C-Proposed Plat

